1925

Department of Rev.

OFFICE Board of Rev. in R & So H

STATION Madras

Pl. No. 2551 B 5 [illegible]

Dated 6-8-'28

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(SUBJECT.)

Town Planning (South Kanara)

& Town Market ward scheme Sanctioned

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SECRETARY 30 JUL 1928 DEPAR...
BOARD OF REVENUE 3-AUG 1928 LAND REV & SETTLEMENT

Rev 1414-F 31-7-28

Government of Madras

LOCAL SELF-GOVERNMENT DEPARTMENT

(Public Health)

G.O. No. 1304, P.H., 26th June 1928

Town-planning—Mangalore municipality—Block No. 10 Market Ward Town-planning scheme—Sanctioned.

READ—the following papers

From the Chairman, Municipal Council, Mangalore, No. C.-751/B-27-28 dated 30th March 1928.

From the Chairman, Municipal Council, Mangalore, No. C.-751/B-27-28 dated 12th May 1928.

From the Director of Town-Planning, No. 827/28, dated 28th May 1928.

Order—No. 1304, P.H., dated 26th June 1928.

Under sub-section (3) of section 14 of the Madras Town-Planning Act, 1920, the Government are pleased to sanction, subject to certain modifications, the "Block No. 10 Market Ward Town-planning scheme" approved by the Mangalore Municipal Council in its resolution dated 19th December 1927. The scheme as sanctioned is set out in Appendix I to this order. The notification in Appendix II will be published in the *Fort St. George Gazette*.

2. The Chairman, Municipal Council, Mangalore, is requested to see that the scheme is open to the inspection of the public during office hours at the municipal office for a period of six months from 1st August 1928.

(By order of the Government, Ministry of Public Health)

S. RANGANATHAN
Deputy Secretary to Gov

To the Chairman, Municipal Council, Mangalore.
,, Collector of South Kanara.
,, Revenue Department.
,, Board of Revenue (Land Revenue and Settlement), through Revenue Department.
,, Director of Town-Planning.
,, Inspector of Municipal Councils and Local Boards.
,, Law (Drafting) Department.
,, Superintendent, Government Press (with copy of Appendix II only for publication).

forwarded to the Board of Revenue (Land Rev & Settlement) through Revenue Dept...

By order

...

Endn. No. 1414-F/28-1 of 2.8.28 [Appendices

forwarded to the Board of Revenue, B.O.C. 28/8

To the Board of Revenue L.R. & Sett. — Asst. Secy. to Govt. 28/8/28

Variations to the
(B 3617/36) BP Mis 1130
31-3-36

APPENDIX I.

THE BLOCK No. 10 MARKET WARD TOWN-PLANNING SCHEME, MANGALORE, 1928.

1. This scheme may be cited as "The Block No. 10 Market Ward Town-planning Scheme, Mangalore, 1928."

2. In this scheme unless there is anything repugnant in the subject or context,—

'Act' means the Madras Town-Planning Act, 1920.

'Scheme' means "the Block No. 10 Market Ward Town-planning scheme, Mangalore, 1928." as modified.

'Area' means the area included within the scheme as defined in clause 3 of the scheme.

'Council' means the Municipal Council of Mangalore.

'Map' or 'schedule' means a map or schedule attached to the scheme.

3. The area to which the scheme shall apply shall be that within the inner edge of the boundary line coloured red on Map C.

4. The ownership and extent of all lands included in the scheme is given in Schedule I.

5. Map C shows the lines of existing streets in the area coloured yellow, and proposed streets and widenings coloured burnt sienna.

6. An estimate of net cost of the scheme is furnished in Schedule II.

7. The new street and widenings described in Schedule III and all works connected therewith shall be constructed by the Council on the lines and of the width indicated on Map C.

8. So far as may be necessary for the purpose of carrying out the scheme, the Council may demolish any buildings or other works in the lands reserved under the scheme for streets and other purposes.

9. The Council may acquire every land and building in the area reduced in Sch V under or for the purposes of the scheme and shall be entitled to enter upon and take possession of the same at any time after six months from the date on which the scheme takes effect.

10. The Council may dispose of the lands either acquired under clause 9 above or owned by it by sale in auction, lease or otherwise, subject to compliance with this scheme and also subject to payment of the same assessment or ground-rent as was levied upon them prior to acquisition. The rate so fixed will be liable to revision at resettlement.

11. (*a*) The lands allotted and reserved under section 4 of the Act are given in Schedule IV.

(*b*) In the area reserved under the scheme for municipal offices the following may be permitted :—

Municipal office with out-buildings, theatre, town hall, public library, reading room, picture gallery, museum and a depot for lorries, vans, etc.

(*c*) If any of the lands shown reserved in Schedule IV are not required for the purpose mentioned therein, they may be reserved by the Council for any other purpose as it thinks fit.

(*d*) No part of the area shall be used for any factory or workshops in which it is proposed to employ steam, water, mechanical or electrical power.

12. (*a*) In the unreserved area, such residential, commercial or public buildings may be erected as in the opinion of the Council will not be detrimental to the amenity of the area.

(*b*) Plans and elevations of buildings shall be of a design approved by the Council.

(*c*) The use of thatch as building material in the area is prohibited.

(*d*) In the area for municipal offices, not more than two-thirds of the extent of the site shall be built upon.

(*e*) In the area, the building line shall be placed at a distance of at least 10 feet from street alignment and in the space between the building line and the street no building of any character other than a compound wall shall be permitted.

(*f*) The building rules, regulations and by-laws in force in the municipality of Mangalore shall apply to the scheme in so far as they are not inconsistent with this scheme.

13. Claims for compensation under section 20 of the Act shall be made within four months of the date on which the scheme takes effect.

14. Claims for betterment contribution under section 23 of Act shall be made by the Council within six months of the date on which the scheme takes effect.

The contribution shall be payable annually for a term of 15 years and shall be levied at $7\frac{1}{2}$ per cent of the increase in value calculated in accordance with the provisions of the Act. Provided that the lands acquired and sold or leased by the Council shall not be liable for betterment.

15. The Council may, subject to the approval of Government, make any agreement that it thinks fit with any person or persons in futherance of the carrying out of the scheme or any matters concerning therewith, provided that such agreement is not inconsistent with the scheme.

SCHEDULE I.

Ownership and exte

Serial number.	Subdivision number.	Names of owners.	Extent.		Present use of land.
			Acs.	sq. ft.	
1	186	Mary Matilda Coelho Bai, Manager. (John J. Fernandes.)	4	13.068	There are many huts and undesirable sheds, such as coffee hotels, motor garages and motor stand, jatka workshop, one main building used as offices and two other roadside buildings used as shops.
2	185	Jakappa and Chandramma	2	23,087	There are coffee hotel and cinema company and shops.

SCHEDULE II.

Estimate of the net cost of the scheme.

Debit.	RS.	Credit.	RS.
1. Acquisition of lands, buildings, etc.—		1. Government grants	...
(1) For road and lanes ...	8,746	2. Contribution from—	
(2) For other purposes ...	30,561	(*a*) Government departments ...	...
2. Improvements—		(*b*) Other local authorities ...	...
(1) Raising level	200	3. (*a*) Sale-proceeds of sites and buildings	7,000
(2) Forming roads	300	(*b*) Credit for public building site with buildings ...	35,000
(3) Culverts	1,500	4. Amounts debitable to—	
(4) Drains	1,500	(*a*) The Elementary Education fund of the municipality.	...
(5) Lighting	...	(*b*) The water-supply and drainage fund	...
(6) Water-supply	...	(*c*) The Remunerative enterprises fund ...	...
(7) Latrines	...	5. Other items (trees and other mate-	1,500
(8) Schools	...		
(9) Markets	...		
(10) Other works	...		
3. Compensation for injurious affections	...		
4. Miscellaneous—			
(1) Cost of preparation of scheme including special surveys	...		
(2) Cost of arbitration ...	...		
(3) Legal expenses	...		
(4) Contingencies	693		
Total ...	43,500	Total ...	43,500

Net capital cost—Nil.

SCHEDULE III.

List of new streets and widenings.

Serial number.	Distinguishing letters.	Length.	Width.	Extent in square feet.	Survey numbers affected.	Extent in survey numbers affected.
						CENTS.
1	D	280	30	8,400	185 &	19
		40	40	1,600	186	4
2	E	170	30	5,100		12
		40	40	1,600	186	4
		90	70	6,300		
				23,000		54

SCHEDULE IV.

Reserved lands.

Serial number.	Distinguishing letters.	Purpose of reservation.	Extent in square feet.	Survey number affected	Extent in survey number affected.
					ACS.
1	A	Municipal office ..	81,200	186	1·86
			43,500	185 & 186	1·00
2	B	Shops	10,800	185 & 186	0·25
3	C	Do.	8,000	186	0·19
4	D & E	New streets, etc. (from Schedule	24,000	185 & 186	0·54
					3·84

APPENDIX II

NOTIFICATION.

In pursuance of the provisions of sub-section (4) of section 14 of the Madras Town Planning Act,), the Local Government are hereby pleased to notify that under sub-section (3) of the said ion they have sanctioned, subject to certain modifications, " the Block No. 10 Market Ward Town- ming Scheme " submitted by the Mangalore Municipal Council. The scheme as modified will be a to the inspection of the public during office hours at the municipal office, Mangalore, for a period ix months from the 1st August 1928.

BOARD OF REVENUE
Received 21 JUL 1942

OFFICE OF THE BOARD OF REVENUE
1166
27 JUL 1942
MADRAS

Registered 21 JUL 1942

Government of Madras

Received 1942. Registered CY. 1942.

Abstract.

Town Planning - Mangalore Municipality - Block No.10 - Market Ward - Town Planning Scheme - Variation - Draft published.

Education & P.H. Department

G.O.Ms.No.2173, Dated the 15th July, 1942.

Read the following paper:-

G.O.No.1304,P.H., dated the 26-6-1928.
From the Commissioner, Mangalore Municipality, No.C3/13278/41, dated 2nd February, 1942.
From the Director of Town Planning, No.437/42, dated 16-3-1942.
From the Commissioner, Mangalore Municipality, C3/13278/41, dated 11th June, 1942.

ORDER -

The appended notification will be published in the Fort St. George Gazette.

2. The Collector of South Kanara is requested to republish the notification in the South Kanara District Gazette and to report to Government the date of such republication.

3. The Commissioner, Mangalore Municipality is requested to republish the notification in the manner prescribed in rule 72(2) of the Madras Town Planning Rules, 1933 and report the fact to Government.

(By Order of His Excellency the Governor)

V. V. Subrahmanyam,
Deputy Secretary to Government.

To the Commissioner, Mangalore Municipality, thro' the Chairman, Municipal Council.
" Collector of South Kanara.
" Director of Town Planning.
" Board of Revenue.
" Legal Department.
" Superintendent, Government Press, for publication of the notification in the Fort St. George Gazette.

Forwarded
(By Order)

Superintendent.

APPENDIX.

NOTIFICATION.

The following draft of a notification varying the Block No.10 Market Ward Town Planning Scheme, Mangalore, 1928 sanctioned in the late Local Self Government Department Notification No.918 dated the 26th June 1928 published at pages 394-395 of Part I-A of the Fort St. George Gazette dated the 3rd July, 1928 as subsequently amended, which it is proposed to make in exercise of the powers conferred by clause (a) of sub-section(2) of section 15 of the Madras Town Planning Act, 1920 (Madras Act VII of 1920) is hereby published as required by clause (b) of the said sub-section for the information of all persons likely to be affected thereby.

Notice is hereby given that the draft will be taken into consideration on or after the 15th September 1942 and that any objection or suggestion which may be received with respect thereto before the said date, will be considered by the Government of Madras.

Draft variation.

In clause 12 of the

DRAFT VARIATIONS.

In clause 12 of the said scheme

(i) To sub-clause (e) the following further proviso shall be added at the end, namely:-

Provided further that on the new road AA laid out in pursuance of the scheme, balconies of not more than four feet in width may be permitted with the sanction of the Council in the space between the building ~~line~~ and the edge of the street, subject to the condition that the balconies are not supported by pillars and are not less than 15 feet above the street level";and

(ii) to sub-clause (r) the following proviso shall be added, namely:-

" Provided that ~~x~~ at the rear of the shops abutting the new road AA laid out in pursuance of the scheme it shall be sufficient if a vacant open space of only 4 ft. is left."

THE BOARD OF REVENUE
J 4670
10 DEC 1942

GOVERNMENT OF MADRAS

Abstract

Town-Planning - Mangalore Municipality - Block No.10 Market Ward Town-planning scheme - Variations - Confirmed

Education & Public Health Department.

G.O.No. Ms: 3786.PH, Dated 7th December 1942.
Read the following:-

From the Commissioner, Mangalore Municipality, No.C3/13278/41, dated 4th August 1942.
" " Collector of South Kanara, dated 23-11-42.

O R D E R:-

In G.O.No.2175 PH, dated 15th July 1942, the Government ordered that publication of the draft of a notification varying the Block No.10 Market Ward Town-Planning Scheme, Mangalore, 1928 sanctioned in the Local Self-Government Department Notification No.918 dated the 26th June 1928 published at pages 394-395 of Part I-A of the Fort St. George Gazette dated the 3rd July 1928 as subsequently amended. No objection or suggestion having been received in respect of the variations proposed the Government hereby direct that they be confirmed.

2. The appended notification will be published in the Fort St.George Gazette.

/By order of His Excellency the Governor/

V.V.SUBRAHMANIAM,
Deputy Secretary to Government.

To the Commissioner, Mangalore Municipality thro' the Chairman.
" Collector of South Kanara.
" Director of Town-Planning.
" Board of Revenue.
" Legal Department.
" Superintendent, Government Press for publication of the notification in the Fort St.George Gazette.

/True copy/Forwarded/By order

N V Srinivasan
SUPERINTENDENT.

A.Sch.R. 28/7-12.

His may be revised and filched with the B.P. file @

APPENDIX

Notification

In exercise of the powers conferred by clause (a) of sub-section (2) of section 15 of the Madras Town-Planning Act, 1920 (Act VII of 1920) His Excellency the Governor of Madras is hereby pleased to make the following variations in the Block No.10 Market Ward Town-Planning Scheme, Mangalore, 1928, sanctioned in the Local Self-Government, Department Notification No.918 dated the 26th June 1928 published at pages 394-395 of Part I-A of the Fort St.George Gazette dated the 3rd July 1928 as subsequently amended.

VARIATIONS.

In clause 12 of the said scheme.

(1) to sub.clause (e) the following further proviso shall be added at the end, namely:-

"Provided furtner that on the new road AA laid out in pursuance of the Scheme, balconies of not more than four feet in width may be permitted with the sanction of the council in the space between the building line and the edge of the street, subject to the conditions that the

that the balconies are not supported by pillars and are not less than 15 feet above the street level; and

(ii) to sub-clause (f) the following proviso shall be added namely;-

"Provided that at the rear of the shops abutting the new road AA laid out in pursuance of the scheme it shall be sufficient